

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Vaughn & Christine Gross Rhode for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
  - a. Use does not conform to regulations of the district in which it is located.
  - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
  - c. Use is not in harmony with the character of the area and most appropriate use of the land.
  - d. Use does not conserve and stabilize the value of the property.
  - e. Use does not provide adequate open space for light and air.
  - f. Use adversely affects concentration of population.
  - g. Use congests public streets.
  - h. Use does not promote public safety, health, convenience and comfort.
  - i. Other: \_\_\_\_\_

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- \_\_\_\_\_ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
  - \_\_\_\_\_ a. Use conforms to regulations of the district in which it is located.
  - \_\_\_\_\_ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
  - \_\_\_\_\_ c. Use is in harmony with the character of the area and most appropriate use of the land.
  - \_\_\_\_\_ d. Use conserves and stabilizes the value of the property.
  - \_\_\_\_\_ e. Use provides adequate open space for light and air.
  - \_\_\_\_\_ f. Use does not adversely affect concentration of population.
  - \_\_\_\_\_ g. Use does not congest public streets.
  - \_\_\_\_\_ h. Use promotes public safety, health, convenience and comfort.
  - \_\_\_\_\_ i. Other: \_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_

LOT SPLIT APPLICATION  
Dodge County, Nebraska

Date 6-25-20

Property Owner's Name Vaughn + Christine Gross-Rhode

Address: 1219 County Road 4; North Bend NE 68649

Phone No. 402-719-5235 or 402-720-2684

Legal Description of the Property to be split NE 1/4 NE 1/4 33-19-5

Number of Acres being split off 5.06 Zoning District A1

Total Number of Acres the subdivision subdivided from 40 Acres

Is a new access route needed or proposed? YES or  NO

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed?  
YES or  NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or  NO

Will this action result in a tract without direct access to a street or county road? YES or  NO

Has the lot been previously split in accordance with these Regulations? YES or  NO

Applicant's Name (Print) Christine + Vaughn Gross-Rhode

Applicant's Address 1219 County Road 4, North Bend NE 68649

Applicant's Signature Christine Gross-Rhode  
Vaughn Gross-Rhode

Dodge County Planning and Zoning Administrator  
435 N. Park Rm.204 Fremont, NE 68025 402-727-2724

OFFICE USE ONLY

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Permit No. 2020-003

Date 8-18-2020 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge Co. Planning Comm.

Date 8-26-2020 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge Co. Board of Superv.

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APPLICATION FOR CONDITIONAL USE  
Dodge County, Nebraska

Date 6-26-20  
Property Owner's Name Vaughn + Christine Gross-Rhode  
Address: 1219 County Road 4 North Bend Ne 68649  
Phone No. 719-5235 (Home) 720-2684 (Work) <sup>Cell - Christine</sup> <sup>Cell - Vaughn</sup>

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: subdivide existing farm to sell to son. Retain remaining farm ground

Section 33 Township 19 Range 5 Lot No. n/a  
Location within Section NE 1/4 NE 1/4 Lot Size 5.06 (Sq.Ft./Acres)  
Estimated Cost of Structure/Use \$ \_\_\_\_\_ Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located?  
yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North agriculture South agriculture  
East \_\_\_\_\_ West agriculture

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.  
The farmplace sits on 40 acres. Farmplace has access to road.
2. Can soil conditions support the proposed development? What is the soil classification of the area?  
n/a
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes

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Dodge Co Highway Dept

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? n/a

**Enclosed:**

Site Plan  Soil Suitably Map N/A Easements N/A  
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency N/A

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ \_\_\_\_\_ is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature Christina Gross-Rhode Mailing Address 1219 County Road 4  
North Bend Ne 68649

**OFFICE USE ONLY**

PERMIT NO. 2020-004

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 8-18-2020 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Planning Comm

Date 8-26-2020 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Board of Comm

\_\_\_\_\_ See attachment for added conditions.

ATTEST \_\_\_\_\_  
Dodge County Clerk

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**  
**(A-1, A-2, and A-3 Agricultural Districts)**  
**Dodge County, Nebraska**

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential; uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant:

Wick Ald

Address of Applicant: 1581 Co. Rd. 4 North Bend, NE 68649

In witness whereof, the parties aforesaid have hereto set their hand with this application 15<sup>th</sup> day of July 2020

Date filed with Dodge County Joint Planning Commission: 8-18-2020

Date filed with Dodge County Board of Supervisors: 8-26-2020

Sean Andrews

Dodge County Zoning Administrator or County Building Inspector

Dodge County Planning and Zoning Administrator  
435 N. Park, Fremont, NE 68025 402/727-2724

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**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**

**(cont.)**

**(A-1, A-2, and A-3 Agricultural Districts)  
Dodge County, Nebraska**

Permit No. 2020-003  
Property Owner's Name Vaughn + Christine Glass-Rhode  
Address 1219 County Road 4, North Bend Ne 68649  
Legal Description NE 1/4 NE 1/4 33-19-5

Lot Size and Number of Acres \_\_\_\_\_

Distance from Nearest Livestock Operation \_\_\_\_\_

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? (YES) or NO

Applicant's Signature Christine Glass-Rhode

Mailing Address 1219 County Road 4

Telephone No. 402-719-5235

**OFFICE USE ONLY**

William Glass-Rhode has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit.

Date 8-18-2020

\_\_\_\_\_  
Chairman, Dodge County Planning Commission



**DODGE COUNTY  
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator  
Flood Plain Manager**

Courthouse -- 435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

August 5, 2020

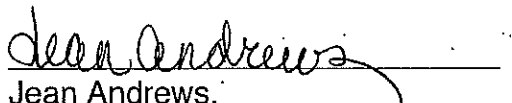
Vaughn & Christine Gross-Rhode  
1219 County Road 4  
North Bend, NE 68649

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held August 18, 2020 at 4:30 P.M. on third floor of the Courthouse, Fremont, NE. You or your representative should make an effort to attend this meeting to answer any questions the board may have. Please come to the east door of the Courthouse for admittance and go directly up to third floor. In addition, please plan to attend the Dodge County Board of Supervisors meeting on August 26, 2020 where your application will be heard at 9:30 A.M.

If you have any questions, please feel free to contact my office.

Thank you,

  
Jean Andrews,  
Dodge County Zoning Administrator

Enclosure  
Cc: File

**DODGE COUNTY  
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator  
Flood Plain Manager**

Courthouse - 435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

August 5, 2020

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, August 18, 2020 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3<sup>rd</sup> Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Vaughn & Christine Gross-Rhode of 1219 County Road 4, North Bend, NE 68649 to subdivide a 5.42 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2 Conditional Uses 4.2 Exemptions B. (1-3) located in NE ¼ NE ¼ Section 33, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, August 18, 2020 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Lot Split and Conditional Use Permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,  
Dodge County Zoning Administrator

DODGE COUNTY TITLE & ESCROW CO., LLC  
549 NORTH MAIN STREET,  
FREMONT, NE 68025  
402-721-5833

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NAME AND ADDRESS SEARCH

Request Made By: **Christine Gross-Rhode**

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are shown as property owners of land adjoining the property described as:

**The Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter all in Section 33, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.**

The list of names and addresses include all property owners within 300 feet of said property:

<b>Justina Kroenke (Life Estate ETAL)</b>	<b>TL 1</b>	<b>28 - 19 - 5</b>
<b>Edward Kroenke (ETAL)</b>		
<b>238 W 20th</b>		
<b>Fremont, NE 68025</b>		

<b>John G. &amp; Teri L. Ortmeier</b>	<b>SW1/4SW1/4</b>	<b>27 - 19 - 5</b>
<b>615 Shoreline Dr #72</b>		
<b>North Bend, NE 68649</b>		

<b>Keith Emanuel</b>	<b>NW1/4NW1/4</b>	<b>34 - 19 - 5</b>
<b>1236 County Rd 4</b>		
<b>North Bend, NE 68649-4016</b>		

<b>Keith Emanuel</b>	<b>PT TL 2</b>	<b>34 - 19 - 5</b>
<b>(Tree Jerome Emanuel Farm Trust)</b>	<b>(SW1/4NW1/4)</b>	
<b>1236 County Rd 4</b>		
<b>North Bend, NE 68649-4016</b>		

<b>Pege Gross-Rhode</b>	<b>SE1/4NE1/4</b>	<b>33 - 19 - 5</b>
<b>2318 Park Ave #3</b>		
<b>Lincoln, NE 68502</b>		

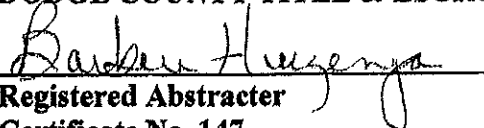
<b>Schwein Family Trust (ETAL)</b>	<b>N1/2SE1/4 &amp; SW1/4</b>	<b>33 - 19 - 5</b>
<b>Pathfinder Co</b>		
<b>1416 E 23rd St</b>		
<b>Fremont, NE 68025-2413</b>		

James M. & Shirley E. Kroenke 238 W 20th St Fremont, NE 68025-2942	TL 2 & 3	32 - 19 - 5
William N. Gross-Rhode 1581 County Rd 4 North Bend, NE 68649-3025	SW1/4NE1/4 & TL 1	32 - 19 - 5
DPS Reznicek Enterprises LLC 4417 Wellington Ave Sioux City, IA 51106	N1/2NE1/4	32 - 19 - 5
L V H Farms Inc 180 County Rd I Dodge, NE 68633-3044	TL 8 & 9	33 - 19 - 5
L V H Farms Inc 180 County Rd I Dodge, NE 68633-3044	TL 5	33 - 19 - 5
Bernard J. & Robyn L. Harms (Trust) 211 County Rd D Dodge, NE 68633-3028	NE1/4SW1/4 & TL 8	28 - 19 - 5
Justina Kroenke (Life Estate ETAL) Mary Mandel (ETAL) 238 W 20th Fremont, NE 68025	SW1/4SE1/4	28 - 19 - 5

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

**Dated: June 26, 2020**

**DODGE COUNTY TITLE & ESCROW CO., L.L.C.**

  
**Registered Abstractor**  
**Certificate No. 147**  
**Order No. 200811**

# TABLE OF LAND MEASUREMENTS

## Square Measure

4840 Sq. Yds. . . . . 1 Acre

1 Sq. Mile . . . . . 1 Section

80 Rods Sq . . . . . 40 Acres

640 Acres . . . . . 1 Sq. Mile

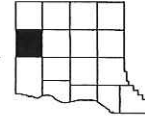
36 Sq. Miles . . . 1 Civil town

6 Miles Sq . . . . . 1 Civil town

T-19-N

PLEASANT VALLEY PLAT

(Landowners)



R-5-E

CO RD 1		CO RD 2		CO RD 3		WEBSTER TWP. CO RD 4		CO RD 5		CO RD 6		CO RD 7	
Allen Semerad etal 109	Mary Arkfeld etal 80	Sheri Uher etal 159	Bernard Ortmeier etal 79	Alusa Farms Inc 40	Roman Ortmeier etal 119	Norman Ortmeier etal 119	Bradley Harms etal 79	Glenoce Cemetery Assn 77	Dale Uher etal 40	Larry Pojar 120	Karen Ortmeier etal 74	Donald Sindelar etal 76	Nancy Kienbaum etal 152
Thomas Shorika etal 38	Douglas Ruskamp etal 80	Alusa Farms Inc 80	Richard Ruskamp Jr etal 40	Lorraine Ortmeier etal 40	Alvina Ortmeier etal 40	Gilbert Ortmeier etal 40	GSD LLC 40	Lou Kroenke Farm Inc 314	Francis Ruskamp etal 160	D&M Farms Inc 80	Lou Kroenke Farm Inc 238	Aaron Lange 44	Nile Kienbaum etal 78
Larry Hunke etal 40	Norman Ruskamp etal 160	Eugene Hunke etal 41	Larry Hunke etal 41	Gilbert Ortmeier etal 200	Patrick Ortmeier etal 115	DPS Reznick Enterprises LLC 160	Pojar Farms Inc 150	Reece Holub etal 80	Donald Holub etal 160	Mark Holub etal 80	Merlin Meck etal 40	Ermin Holub etal 80	Nile Kienbaum etal 79
Richard Franz-luebbers etal 162	Robert Franz-luebbers 160	Kenneth Buresh etal 160	Rick Brune etal 80	Marvin Harms Trust etal 80	Leonard Harms etal 80	John Harms 200	Bunn Family LLC 40	Reece Holub etal 80	Elizabeth McClelland etal 80	John Forney etal 80	Larry Pojar etal 70	Ermin Holub etal 80	Nile Kienbaum etal 79
Joseph Oliguer etal 41	Robert Ridder etal 80	Kenneth Buresh etal 160	Rick Brune etal 80	Marvin Harms Trust etal 80	Leonard Harms etal 80	John Harms 200	Bunn Family LLC 40	Reece Holub etal 80	Elizabeth McClelland etal 80	John Forney etal 80	Larry Pojar etal 70	Ermin Holub etal 80	Nile Kienbaum etal 79
Gerald Brichacek etal 175	Martin Peters etal 40	Robert Ridder etal 110	Thomas Ortmeier etal 160	Marvin Harms Trust etal 80	Leonard Harms etal 80	John Harms 200	Bunn Family LLC 40	Reece Holub etal 80	Elizabeth McClelland etal 80	John Forney etal 80	Larry Pojar etal 70	Ermin Holub etal 80	Nile Kienbaum etal 79
Kevin Wisniewski etal 81	Gerald Brichacek etal 140	Thomas Ortmeier etal 160	Byron Dunker 320	Marvin Harms Trust etal 80	Leonard Harms etal 80	John Harms 200	Bunn Family LLC 40	Reece Holub etal 80	Elizabeth McClelland etal 80	John Forney etal 80	Larry Pojar etal 70	Ermin Holub etal 80	Nile Kienbaum etal 79
Donald Ruzicka etal 80	Justin Kroenke etal 40	Thomas Ortmeier etal 160	Byron Dunker 320	Marvin Harms Trust etal 80	Leonard Harms etal 80	John Harms 200	Bunn Family LLC 40	Reece Holub etal 80	Elizabeth McClelland etal 80	John Forney etal 80	Larry Pojar etal 70	Ermin Holub etal 80	Nile Kienbaum etal 79
Russell Novak 39	Robert Ridder etal 80	Thomas Ortmeier etal 160	Byron Dunker 320	Marvin Harms Trust etal 80	Leonard Harms etal 80	John Harms 200	Bunn Family LLC 40	Reece Holub etal 80	Elizabeth McClelland etal 80	John Forney etal 80	Larry Pojar etal 70	Ermin Holub etal 80	Nile Kienbaum etal 79
Lavonne Ladehoff Trust 157	PKO Farms etal 40	Thomas Ortmeier etal 160	Byron Dunker 320	Marvin Harms Trust etal 80	Leonard Harms etal 80	John Harms 200	Bunn Family LLC 40	Reece Holub etal 80	Elizabeth McClelland etal 80	John Forney etal 80	Larry Pojar etal 70	Ermin Holub etal 80	Nile Kienbaum etal 79
Lavern Ladehoff etal 71	Richard Ortmeier etal 80	Thomas Ortmeier etal 160	Byron Dunker 320	Marvin Harms Trust etal 80	Leonard Harms etal 80	John Harms 200	Bunn Family LLC 40	Reece Holub etal 80	Elizabeth McClelland etal 80	John Forney etal 80	Larry Pojar etal 70	Ermin Holub etal 80	Nile Kienbaum etal 79

UNION TWP.

**PLEASANT VALLEY TOWNSHIP**

**SECTION 1**

- 1. Marsoun, Ricky 5
- 1. Kreinert, Thomas etal 5

**SECTION 4**

- 1. Vega, Jennifer 6

**SECTION 7**

- 1. Hunke, Larry 10

**SECTION 9**

- 1. Dau, Mary 10

**SECTION 11**

- 1. Shellview Inc 10

**SECTION 13**

- 1. Rasmussen, Kyle etal 5

**SECTION 14**

- 1. Ferguson, Bradley etal 7

**SECTION 16**

- 1. Ortmeier, Allan etal 8

**SECTION 19**

- 1. Petersen, Schawn etal 10

**SECTION 22**

- 1. Brichacek, Gerald etal 6

**SECTION 22**

- 1. Kreikemeier, Raymond etal 13

**SECTION 23**

- 1. Petersen, Schawn etal 10

**SECTION 25**

- 1. Renner, Warren 6

**SECTION 31**

- 1. Wittman, Douglas etal 7

**SECTION 26**

- 1. Johnson, Eric etal 6

**SECTION 28**

- 1. Pojar, Larry 22

**SECTION 31**

- 1. Cappellano, Trinity etal 6

**SECTION 34**

- 1. Emanuel, Keith 6

**SECTION 35**

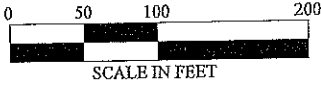
- 1. Bacon Hill LLC 10

**SECTION 36**

- 1. Eyer, Gregory etal 7



Drawn By: KBH  
 Date: June 24, 2020  
 Project Number: S-027-042  
 Scale: 1" = 100'



**LEGEND**

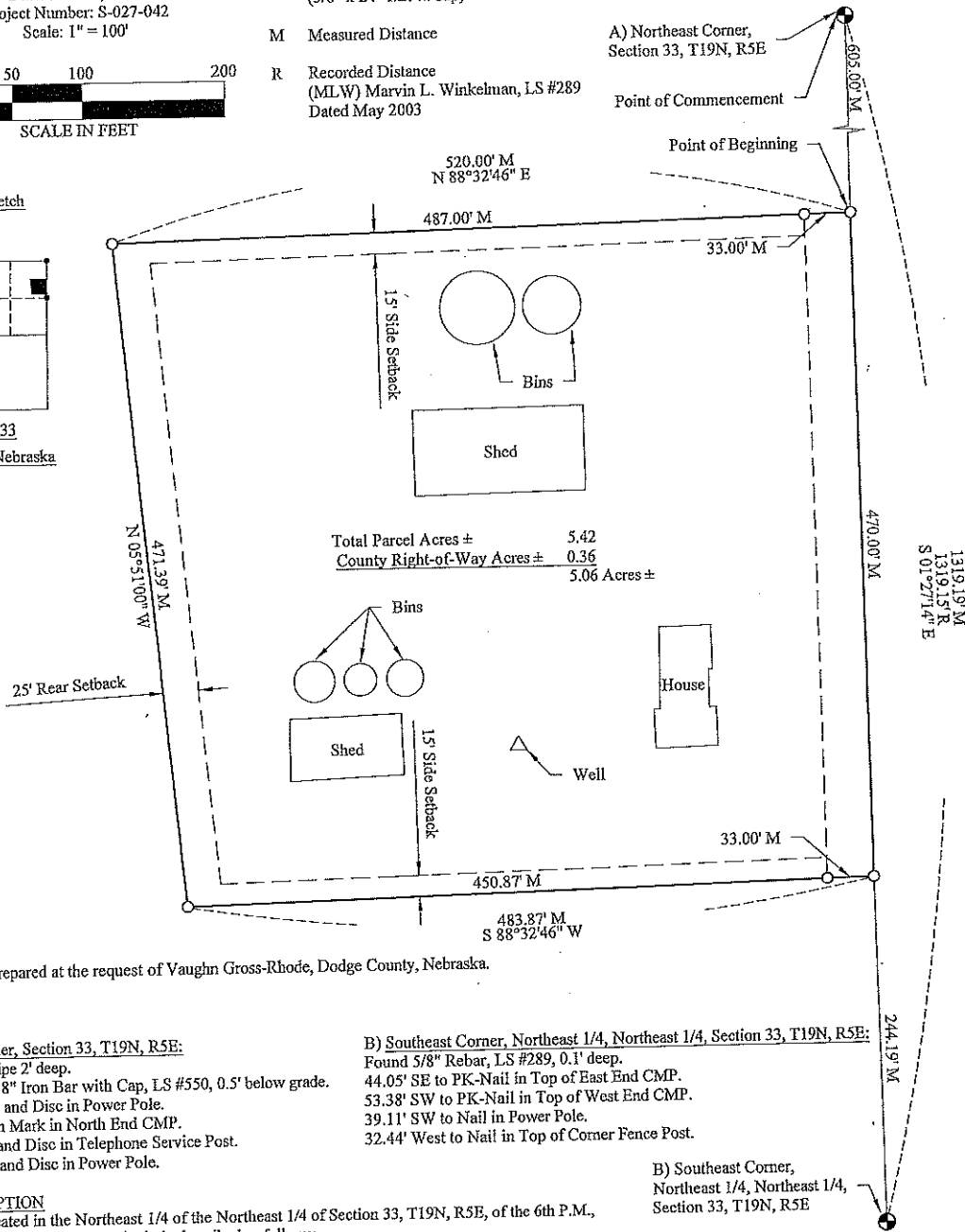
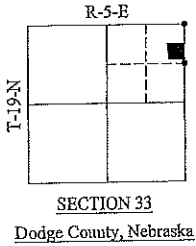
- Section Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- M Measured Distance
- R Recorded Distance (MLW) Marvin L. Winkelman, LS #289 Dated May 2003

A) Northeast Corner, Section 33, T19N, R5E

Point of Commencement

Point of Beginning

**Situation Sketch**



This survey was prepared at the request of Vaughn Gross-Rhode, Dodge County, Nebraska.

**FIELD NOTES**

A) Northeast Corner, Section 33, T19N, R5E:  
 Found 1/2" Iron Pipe 2' deep.  
 Raise with 5/8" x 18" Iron Bar with Cap, LS #550, 0.5' below grade.  
 43.53' NW to Nail and Disc in Power Pole.  
 35.83' NE to Punch Mark in North End CMP.  
 39.00' SE to Nail and Disc in Telephone Service Post.  
 45.03' SW to Nail and Disc in Power Pole.

B) Southeast Corner, Northeast 1/4, Northeast 1/4, Section 33, T19N, R5E:  
 Found 5/8" Rebar, LS #289, 0.1' deep.  
 44.05' SE to PK-Nail in Top of East End CMP.  
 53.38' SW to PK-Nail in Top of West End CMP.  
 39.11' SW to Nail in Power Pole.  
 32.44' West to Nail in Top of Corner Fence Post.

**LEGAL DESCRIPTION**

A tract of land located in the Northeast 1/4 of the Northeast 1/4 of Section 33, T19N, R5E, of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of Section 33, T19N, R5E, of the 6th P.M., Dodge County Nebraska; thence S 01°27'14" E on an assumed bearing on the East line of the Northeast 1/4 of the Northeast 1/4, 605.00 feet to the Point of Beginning; thence S 01°27'14" E on the East line of said Northeast 1/4 of the Northeast 1/4, 470.00 feet; thence S 88°32'46" W and perpendicular to the East line of said Northeast 1/4 of the Northeast 1/4, 483.87 feet; thence N 05°51'00" W, 471.39 feet; thence N 88°32'46" E and perpendicular to the East line of said Northeast 1/4 of the Northeast 1/4, 520.00 feet to the Point of Beginning, containing 5.42 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on June 24, 2020; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

*Terry L. Schulz*  
 Terry L. Schulz, State of Nebraska, R.L.S. #550

7-1-2020  
 Date



**ADVANCED CONSULTING ENGINEERING SERVICES**  
 133 W. Washington St. • P.O. Box 218  
 West Point, NE 68788  
 Phone: (402) 372-1923